



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 25-1053: LANDOWNER IMMUNITY EMERGENCY ACCESS TO PROP

Prime Sponsors:

Rep. Mauro; Weinberg

Sen. Marchman; Baisley

Fiscal Analyst:

Brendan Fung, 303-866-4781

brendan.fung@coleg.gov

Bill Outcome: Signed into Law

Drafting number: LLS 25-0182

Version: Final Fiscal Note

Date: May 27, 2025

Fiscal note status: The final fiscal note reflects the enacted bill, which was recommended by the Wildfire Matters Review Committee.

Summary Information

Overview. The bill grants immunity from civil liability to landowners who allow access to their property during an emergency.

Types of impacts. The bill is projected to affect the following areas on an ongoing basis:

- Minimal State Workload
- State Revenue

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2025-26	Out Year FY 2026-27
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

Summary of Legislation

For landowners who allow entry and exit access to their property in connection with an emergency, the bill provides immunity from civil liability for damage or injury to persons or property. Immunity is not granted when damage or injury arises from gross negligence or willful misconduct caused by the landowner.

State Revenue and Expenditures

Starting in FY 2025-26, the bill may minimally decrease revenue and workload for the Judicial Department. To the extent that fewer civil cases are filed as a result of the bill's immunity provisions, filing fees to various cash funds in the Judicial Department will decrease. Similarly, workload for trial courts in the Judicial Department will also decrease if fewer civil cases are filed. Overall, these impacts are expected to be minimal and no change in appropriations is required.

Effective Date

The bill was signed into law by the Governor on March 20, 2025, and takes effect on August 6, 2025, assuming no referendum petition is filed.

State and Local Government Contacts

Counties	Local Affairs
Fire Chiefs	Municipalities
Forest Service	Public Safety
Higher Education	Regulatory Agencies
Judicial	Sheriffs
Law	Special District Association

The revenue and expenditure impacts in this fiscal note represent changes from current law under the bill for each fiscal year. For additional information about fiscal notes, please visit the [General Assembly website](#).